

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, June 23, 2008
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

Doors will open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Cook, Vice-President Kohlstrand, Boardmembers Autorino, Cunningham, Ezzy Ashcraft, Lynch, and McNamara
4. MINUTES: Minutes for the meeting of April 14, 2008
Minutes for the meeting of May 12, 2008
Minutes for the meeting of May 27, 2008
5. AGENDA CHANGES AND DISCUSSION:
6. STAFF COMMUNICATIONS:
- 6-A. Future Agendas
- 6-B. Zoning Administrator Report
7. ORAL COMMUNICATIONS:

* Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

- 8-A. DA-99-01 Catellus Development Corporation.** The applicant requests a Periodic Review of Development Agreement, DA-99-01, for the period from January 2005 through December 2007, as required under Zoning Ordinance Section 30-95.1. The properties are zoned MX (Mixed Use Planned Development District). (AT)

- 8-B. DA89-01 – Harbor Bay Business Park Association, Harbor Bay Isle Associates and Harbor Bay Entities – Bay Farm Island (Primarily Harbor Bay Isle).** A request for a Periodic Review of Development Agreement DA89-01, for the period through April 4, 2008, as required under Zoning Ordinance Section 30-95.1. The properties are zoned R-1-PD (One Family Residence/Planned Development Zoning District); C-M-PD (Commercial Manufacturing Planned Development Zoning District); O (Open Space Zoning District), and R-1-A-H (One Family Residence with Special Agricultural and Height Limit Combining Zoning District). (CE)

9. REGULAR AGENDA ITEMS:

- 9-A. PLN07-0031 and DR07-0086 – RHL Design Group – 2424 Encinal Avenue (KFC Restaurant).** The project entails the complete demolition of the existing 2,366 square foot restaurant and a Design Review for the construction of an approximately 2,016 square foot new restaurant. The restaurant will contain a drive-through, which requires a Use Permit pursuant to AMC 30-4.9A.c.1(r). A parking exception is required for this project, because the eight parking spaces provided for this project are less than the required twenty parking spaces pursuant to AMC 30-4.9A.g.8. The project is located in a C-C-T, Community Commercial Theatre District. (SW)

- 9-B. PLN08-0153 – General Plan Amendment –2400 Mariner Square Drive.** The applicant is requesting a General Plan Amendment for the MU2 Mariner Square Specific Mixed Use Area to permit additional office use. The site is located at 2400 Mariner Square Drive within M-2-PD General Industrial (Manufacturing) Planned Development Zoning District. (CE). **(The applicant has requested this item be continued to the regularly scheduled Planning Board meeting of August 11, 2008).**

- 9-C. DR07-0056 Major Design Review – 3327 Fernside Blvd.** The applicant is requesting a Major Design Review approval, which addresses: 1) Raising the residential structure to create a third story and providing an addition at the rear of the residence; 2) Reconfiguring the front staircase and front porch and expanding the garage door; 3) Constructing a detached two-story structure in the rear yard that would serve as an additional dwelling unit. The site is located within and R-2 (Two-family Residential Zoning District). (DB)

- 9-D. PLN08-0181 – Grand Marina Village Residential Development Master Plan Amendments.** Proposed Master Plan Amendment to reduce the number of affordable housing units required on the site from ten to five and allow for five slightly larger lots. Applicant is also seeking a finding that the Island High School site, 2437 Eagle Avenue, is suitable for affordable housing and the purposes of the Affordable Housing Requirements would be better served by construction of at least nine affordable units at the Island High Site rather than five affordable units at the Grand Marina site. The Grand Marina site is zoned MX (Mixed Use Zoning District). The Island High site is zoned M-1 (Intermediate Industrial Manufacturing District). (AT)
- 9-E. V07-0008 and Design Review, DR07-0048 – 1607 Pearl Street/2622 Edison Court.** The applicant is seeking Variance and Design Review approval for adjacent properties. A second building to be built 5 feet from the rear property line, where a 20-foot required rear yard is usually required and 3 feet from the side property line, where a 5-foot side yard setback is usually required. Encroachment into the rear and side yard setbacks requires a Variance. The proposed new structure is an 868 sq. ft. hobby woodworking workshop. The project will also require a lot line adjustment to transfer a portion of 1609 Pearl Street to 1607 Pearl Street. The property is located within the R-1, one family residence, zoning district. (LA)
- 9-F. PLN07-0301 – Zoning Text Amendment. Applicant: City of Alameda.** The City of Alameda is considering an amendment to the Alameda Municipal Code to prohibit retail stores larger than 90,000 square feet in size that include more than ten percent (10%) floor area devoted to the sale of non-taxable items. The proposed prohibition would apply in all zoning districts in the city. (DG)

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to place a request to agendaize a matter of business on a future agenda.

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Materials related to an item on this agenda submitted to the Planning Board after distribution of the agenda packet are available for public inspection in the Planning & Building Office, 2263 Santa Clara Avenue Room 190, Alameda, CA 94501 during normal business hours.
- * Sign language interpreters will be available upon request. Please contact the Planning & Building Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact the Planning & Building Department's Executive Assistant, Althea Carter, at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.